



Department of Community and Economic Development
Planning Division
1350 McKittrick Street, Suite A
Wenatchee, WA 98801
(509) 888-3200

CONDITIONAL USE PERMIT (CUP2014-02)
NOTICE OF APPLICATION AND NOTICE OF PUBLIC HEARING

On March 04, 2014, the City of Wenatchee Community and Economic Development Department received a Conditional Use Permit application from the **Wenatchee School District**.

Project Description: The Conditional Use Permit application is to convert an existing single family residence into an educational facility for the Special Education Transitional Program. The subject property is located within the Residential Moderate (RM) zoning district.

Projection Location: The subject site is located at 236 Sunset Avenue, approximately .21 acres in size, and is identified by Chelan County Assessor Tax Parcel Number 22-20-04-410-600.

Application Materials: The application materials for the project can be found at the City of Wenatchee's website under the "Departments" tab, followed by "Community and Economic Development", and then "Public Hearings/Hearing Examiner" or directly at:

Date of permit application	March 04, 2012	Date of notice of application	April 02, 2014
Date of Determination of Completeness	March 31, 2014	Comment Due Date	April 18, 2014
PUBLIC HEARING DATE AND LOCATION: May 5, 2014 4 PM; City Hall 129 South Chelan Avenue, Wenatchee WA.			

Comments must be submitted by 5:00 PM, April 18, 2014 to the Department of Community and Economic Development, 1350 McKittrick St., Wenatchee, WA 98801, Attention: Brian Frampton, or by email at bframpton@wenatcheewa.gov. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED.

SEPA Lead Agency: Wenatchee School District

Required Permits: Future Building Permit and utility permit

Required Studies: None

The complete application file is available for review during normal business hours at the City of Wenatchee Community and Economic Development Department, Monday-Thursdays between the hours of 8:00 A.M. and 5:00 P.M. Please contact Brian Frampton at (509) 888-3253 to arrange an inspection of the file.

Preliminary determination of the development regulations that will be used for project mitigation and consistency: The development regulations that will be used for project mitigation and provide consistency with the type of land use for the proposed site include the following Titles of Wenatchee City Code: Title 13, "Administration of Development Regulations"; Title 12, "Environmental Protection"; Title 10, "Zoning"; Title 9, "Public Services"; Title 7, "Streets and Sidewalks"; Title 4, "Health and Sanitation"; Title 3, "Fire"; Title 2, "Buildings"; and the City of Wenatchee Urban Area Comprehensive Plan.



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REQUEST FOR PUBLIC / AGENCY COMMENT

Date: April 02, 2014

Type of Permit or Action Applied For: Conditional Use Permit

Location: 236 Sunset Avenue
Application #: CUP2014-02
Applicant: Wenatchee School District

PROJECT PLANNER: Brian Frampton
PROJECT NAME: Transitional Program

Comments must be submitted by 5:00 PM, April 18, 2014 to the Department of Community and Economic Development, 1350 McKittrick St., Wenatchee, WA 98801, Attention: Brian Frampton, or by email at bframpton@wenatcheewa.gov.

For comments to be considered by this agency in the review of this proposal, your response must be received the date indicated above. IF THE DATE FALLS ON A WEEKEND OR PUBLIC HOLIDAY, THEN COMMENTS POSTMARKED THE FOLLOWING BUSINESS DATE WILL BE ACCEPTED. Failure to respond shall be construed by this agency as lack of objection.

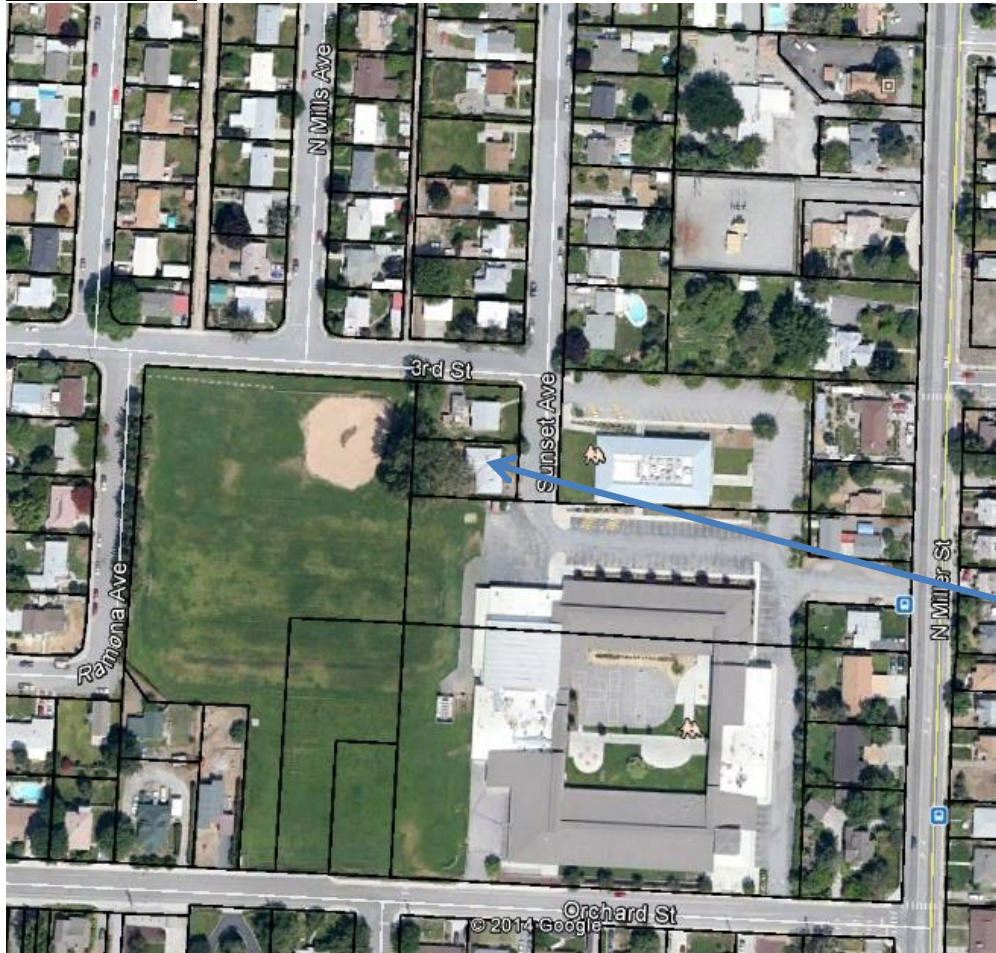
COMMENTS:

RECOMMENDED CONDITIONS:

Signature

Date

Location Map: 236 Sunset Avenue, Wenatchee, WA



Subject Property

What is a Conditional Use Permit?

A Conditional Use Permit (CUP) is required for certain land uses which may need special conditions to ensure compatibility with surrounding land uses. Conditional uses and their applicable criteria are specified under the Wenatchee Zoning Code. To be approved, a CUP must be brought before the Wenatchee Hearing Examiner at a public hearing in which members of the public and/or agencies may comment on the proposal. The proposal must be found to be consistent with the requirements of the adopted Zoning Code, Comprehensive Plan, Environmental Policy, and any specific requirements needed to ensure protection of the general health, safety, and welfare.

Major issues involved with the evaluation of CUP requests include consistency and compatibility with surrounding land uses; conditions to ensure compatibility; land suitability and physical constraints; project design; availability of adequate access, public services and facilities to serve the development; and potential environmental impacts and mitigation measures.

If you have questions or comments on the CUP process, please contact planner at (509) 888-3253 or by email at bframpton@wenatcheewa.gov